

## Update on the Mushroom Farm Proposals



*When will the diggers move in?*

This issue of the Thakeham Oak is to update everyone with what is happening with the mushroom farm and proposed new housing estate.

### Horsham District Council's resolution

On 16th October, Horsham District Councillors "resolved to grant planning permission" for both the improvements to the mushroom site and the application for 146 houses. This does not mean permission has yet been granted, but it is one step closer and we now wait for the issue of the decision notice which gives the final permission.

However, before this can happen two things have to be completed:

1. A Section 106 agreement. This is a legal obligation regarding contributions, arrangements and restrictions between the local authority, the developer, the landowner and other concerned parties. It is used in order to offset the costs of the external effects of development and, in this case, also as a mechanism to make sure the subsidy from the housing development is given to the mushroom farm development. This agreement has to be signed by all parties – including landowners and housebuilders.
2. Appointment of a housebuilder – this has yet to happen and may take some time.

### The lost voice of Thakeham Residents v the power and money of Developers and HDC

Many Thakeham residents wrote to Horsham District Council (HDC) objecting to the housing and yet they have been ignored. TVA representatives and other local residents have said they were appalled by the patronising attitude adopted by councillors claiming to represent our village's best interests when discussing the applications. A poorly designed development of houses will be built without any guarantee that the mushroom farm will stay. The question is whether a successful business should rely on profits from housing for its own gain. If this is allowed, it could set a precedent for any business to do exactly the same, regardless of whether there is a proven need for housing in the local area.

### What is Thakeham Village Action doing to help?

Thakeham Village Action's legal advisor says that should permission be granted, it could be challenged in court (judicial review). This is an accepted process, often used by groups like TVA to challenge planning decisions when they think the District Council has got the law wrong. However the judicial review challenge cannot start until the decision notice is issued.

Costs for judicial review are not as great as you may imagine. TVA has also been looking at what financial help can be found. As soon as we know that a decision notice has been issued, Thakeham Village Action will launch the judicial review challenge and also ask members and supporters for any donations that can be offered in the form of refundable donations, to be returned should we win (as we expect to).



*Aerial View of Thakeham as it is today*

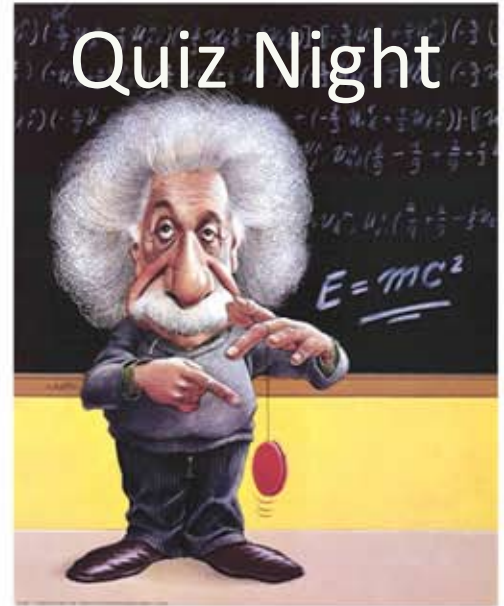
## Quiz Night

\*\*\*Fundraising Evening – Saturday 2nd March 2013\*\*\*

In order to lighten the mood and get everyone together, we are organising a fun quiz night at Thakeham Village Hall on **Saturday 2nd March 2013**. More details will follow soon, but it should be a great night, so we hope you will keep the evening free and join us then.

### Waste Local Plan

The final consultation round of the Waste Local Plan starts on 9th November until 11th January 2013. Laybrook is not listed as a possible waste site, but in the last consultation round Ibstock Bricks Ltd asked for its inclusion. All those living in the Laybrook area should write in again to help ensure Laybrook does not become a waste site and TVA will circulate a leaflet suggesting pointers for their letter.



### Join or renew your membership

Renew your membership of TVA early for £5 per household, or make a donation at a time when we could really do with some help! If you are not yet a member, please join us in our fight to stop inappropriate development in our beautiful rural village and its surroundings. Use the subscription slip below and send to Mark Keenan.



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## Thakeham Village Action - Join or renew your membership

I enclose a cheque (payable to **TVA**) or cash for £5.     I include a donation of £\_\_\_\_\_

Name & Address \_\_\_\_\_

\_\_\_\_\_ Telephone No. \_\_\_\_\_ No. in Family \_\_\_\_\_

Send to:

Mark Keenan, Copper Beeches, The Street, Thakeham, RH20 3EP  
(1st house on left immediately after the school)

If you wish to help you can email [thakehamva@yahoo.co.uk](mailto:thakehamva@yahoo.co.uk)

I would like to receive information from TVA by e-mail. My address is \_\_\_\_\_